

**MINUTES  
BOARD OF TRUSTEES MEETING  
LORAIN COUNTY RURAL WASTEWATER DISTRICT  
June 8, 2023**

**Call to Order:**

The regular meeting of the Board of Trustees of the Lorain County Rural Wastewater District was held at the LORCO offices, 22898 West Road, Wellington, Ohio. Board president Kurpely called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

**Trustee Roll Call (Board secretary-treasurer Wesemeyer):**

Will Schlechter (arr. 8:05)	√	Michael Koch	√	Neil Lynch	√
Doug Gardner		Karol Cornelius	√	Bill Forthofer	√
Kathy Frombaugh	√	Rick Hutman	√	Scott Justin	√
Jed Lamb		Cindy Kurpely	√	Del Roig	√
Carl Wesemeyer	√	Tom Lahetta		Jim Wright	√
		Dale Breining	√	Jim Woodrum	√

**Also in Attendance:**

Eugene M. Toy, Executive Director

**Approval of Minutes:**

It was moved by Koch, with a second by Roig to approve May 11, 2023 regular meeting minutes. Voice vote for approval was unanimous.

**Old Business:**

None

**New Business:**

None

**President's Report:**

- 1) LORCO board has discussed in the past the feasibility of splitting LORCO's tap fee between a developer (to be paid up front) and property owner (to be assessed on taxes over time) in instances where an area is proposed for annexation and there are abutting facility planning areas (FPAs) with both designated management agencies(DMAs) having the ability to serve the area. General discussion followed and the consensus of the board was that a resolution should be drafted for the July board meeting for consideration by the board.
- 2) Led discussion about accounting/CPA services.
- 3) Discussed draft resolution for a future board meeting for former LORCO board member and president Jim McConnell.

**RESOLUTION NO. 2023-22 Approval of non-RLCWA-related May deposits and payments.** It was moved by Koch, with a second by Frombaugh to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2023-23 Approval of RLCWA-related May payments.** It was moved by Wright with a second by Koch to approve the resolution. The vote was as follows: 11 Yeas. 0 Nays. Korpely and Wesemeyer abstained. Motion carried.

**RESOLUTION NO. 2023-24 Approve Reauthorization of Funds.** It was moved by Breining, with a second by Cornelius to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

**RESOLUTION NO. 2023-25 Approve Then & Now Purchase Orders.** It was moved by Woodrum, with a second by Koch to approve the resolution. The vote was as follows: 13 Yeas. 0 Nays. Motion carried.

**Executive Director Report:**

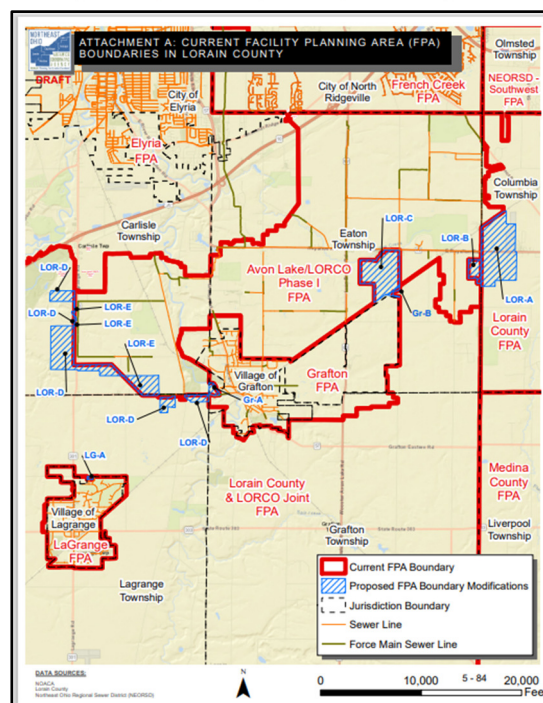
1.

June 8, 2023 Project Status Summary		
Project	Location	Status
Eaton Crossing - Phase 1 (Frontier Land Group)	South side of State Route 82 between Island Road & Reed Road (near Schild's IGA)	<ul style="list-style-type: none"> <li>• Still continuing to process plot plans and inspect new home construction</li> <li>• Phase 1 is 51 sublots beginning at Island Road &amp; heading east</li> <li>• Total project (Phases 1 through 5) - 217 homes on approximately 80 acres</li> </ul>
Woods at Eaton — Phase 1 (Jonathan Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> <li>• Still continuing to process plot plans and inspect new home construction</li> <li>• Phase 1 is 50 sublots on south side of Cooley Road.</li> <li>• Total project (Phases 1 and 2) - 220 homes on approximately 90 acres</li> </ul>
Woods at Eaton — Phase 2 (Yost/Palmer)	Cooley Road (north of Mallard Creek Golf Course)	<ul style="list-style-type: none"> <li>• Phase 2 Permit to Install (PTI) issued by Ohio EPA 8/29/22.</li> <li>• Originally intended to have Phase 2 paved by August or September of this year.</li> <li>• Phase 2 is 53 sublots on south side of Cooley Road.</li> <li>• Planning modify Phase 2 to do only approximately 25 of the planned 53 sublots to give them enough work through the winter.</li> </ul>
Barrington subdivision - Phase 10 (Yost Construction)	Barrington subdivision	<ul style="list-style-type: none"> <li>• Additional plan review comments were sent to design professional and developer 5/8/23.</li> <li>• Developer was directed to resubmit scanned complete set of plans for review.</li> <li>• Developer is proposing to replace existing 15" sewer with properly-sized 8" sewer.</li> <li>• Concrete structures were ordered and delivered to the site without plans and shop drawings having been approved by LORCO or PTI issued by Ohio EPA.</li> <li>• Current plans call for sanitary sewer to be underneath the sidewalk and some manholes &amp; cleanouts to be within sidewalks and driveways.</li> <li>• Current plans include negative station numbers. This not generally accepted professional practice.</li> <li>• Had teleconference with design professional 5/10/23 to discuss a variety of issues.</li> <li>• 20 sublots in Phase 10.</li> </ul>
Beaver Creek (Yost Construction)	Durkee Road	<ul style="list-style-type: none"> <li>• Developer has received variance from ODOT for ingress/egress to State Route 82, as Durkee Road is within 0.5 mile.</li> <li>• Developer has asked to have an informal "pre-planning" meeting sometime next week to discuss the project.</li> <li>• Phase 1- 91 sublots off of Durkee Road and State Route 82.</li> <li>• Entire project is proposed 245 sublots on 158 acres.</li> </ul>
Cinnamon Lake - Force main	Cinnamon Lake	<ul style="list-style-type: none"> <li>• All force main and associated structures have been installed (cleanout pits and air release structures).</li> <li>• The force main has been pressure tested and has passed in all sections except for the portion on TR251 (runs N-S along the east side of Cinnamon Lake). When filling the line in this section, Simonson Construction noted a significant leak near address 547 TR 251. It is a spot where they electrofused pipe so they will be digging it up on Monday and repairing the leaking joint.</li> <li>• For the remainder of this week Simonson is performing restoration work along the force main route, starting at West Salem and working West.</li> <li>• The timing of the electrical service will still be the controlling factor for the start-up of the pump station. Best case scenario, Ohio Edison has said was that the service would be installed tomorrow (6/9/23). We are getting close!</li> </ul>

2. No additional monthly reports received from ALRW since February 2023 reports were received 4/4/23. These were sent out to LORCO board members prior to the April board meeting. Inquired with ALRW 6/2 and 6/7 as to status. No reply yet.
3. Hawke Road – ongoing problems with flushed wipes clogging Hawke Road lift station pumps. Sent letters out 4/19/23 to 20 property owners served by gravity sewer that flows to the Hawke Road lift station. Notified by ALRW this week that between 5/24/23 and 5/30/23, the outside crew has spent a total of 15 hours pulling the two pumps and taking out wipes that have been wrapped around the cutting blades. LORCO has been asked by ALRW to send out another letter to residents. Will be sending out a letter as well as working on an investigation to try and determine the residence(s) causing the problem.
4. At tomorrow's (6/9/23) meeting, the NOACA Board of Directors is considering the approval of FPA map modifications from NOACA staff for numerous Lorain County FPAs. The Planning and Programming Committee and Water Quality Subcommittee support this recommendation.

**Table 1: FPA Boundaries Proposed for Change**

FPA	Current Total Area (acres)	Proposed Total Area (acres)	Total Area Change (acres)	Percent Area Change
Lorain County	39,036	38,541	-495	-1.3%
Lorain County & LORCO Joint FPA	115,529	115,148	-381	-0.3%
Avon Lake/LORCO Phase I	13,474	14,653	1,179	8.7%
Grafton	4,226	3,919	-307	-7.3%
LaGrange	1,783	1,787	4	0.2%



5. Cinnamon Lake Lift Station No. 2 (Lodge – Laurel Drive) & No. 4 (3336 Acuminata Drive) Improvements Permit to Install (PTI) No. 1561146 has been issued by Ohio EPA. Working with RCAP and Ashland County to determine whether project funding sources will require that State Prevailing Wage or Federal Prevailing Wage need to be paid. Should be able to start advertising for bids as early as next week.
6. Slife Road lift station replacement - waiting for geotechnical borings and survey/AutoCAD site drawing to be completed. Once easement is executed and recorded, this ARPA-funded can proceed.
  - Site plan and easement - Cunningham - \$4,200 and will be six (6) weeks from May 30
  - Geotechnical Report and soil borings - SME - \$7,900 and will be five (5) weeks.

Reminder that Raintree Development is planning on approximately 580 sublots on their approximately 315 acres between Slife Road to the south and Butternut Ridge Road to the north.

7. Received from DGMP Law, copies of the recorded Quit Claim Deed from LORCO to PSF ABC Eaton Point LLC (PSF) and the recorded Easement Agreement between PSF and LORCO. This is related to the Sheetz store proposed for Chestnut Ridge Road and a previous easement on the property for LORCO's force main.
8. Met this week with the Village of West Salem to go over the LORCO/West Salem O&M and treatment Agreement. Sometime within the next couple of months, LORCO will start sending flow from Cinnamon Lake to West Salem and treatment charges will start. In addition, we are still seeing considerable unexpected expenses for pump rentals and contractor services at Cinnamon Lake due to lift station pump failures and sanitary sewer line collapse. I will be reviewing the 2023 budget and then making recommendations to the Finance Committee regarding any necessary potential rate and budget adjustments.
9. Through the end of May 2023, 49 building permits have been issued by Eaton Township.

10. 2022 LORCO financial statements prepared by Radachi and Company are at board seats. These are the documents that get audited every two years by Canter and Associates.
11. I will be out of the office June 22 and 23. Limited email and phone availability. Will communicate this to ALRW, West Salem, and Cinnamon Lake.

**Other Business:**

Roig suggested that the board have additional discussion regarding the meeting that took place April 12<sup>th</sup> between LORCO and ALRW at DGMP Law. Kurpely turned the floor over to Toy and he provided the board with a synopsis of the meeting including ALRW legal counsel claims that LORCO was in default of the terms and conditions of the Cooperative Agreement; LORCO legal counsel response to those claims and disagreement with ALRW's position that LORCO was in default; ALRW board chair apparently not being aware that all Phase 1 revenue including tap fees and monthly customer charges are all kept my ALRW in the custodial fund; and the meeting concluded with considerable discussion regarding the suggestion of ALRW's board chair that lateral cleanouts be "tagged" in an attempt to reduce inflow and infiltration.

**Adjourn:**

With no further business to come before the Board, a motion was made by Schlechter and seconded by Breining to adjourn the meeting at 8:11 pm and meet again on Thursday, July 13, 2023 at 7:00 pm. Voice vote to approve was unanimous.

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President

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Secretary-Treasurer